150.0	0007	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	936,500 /	936,500
					USE VALUE:	936,500 /	936,500
					ASSESSED:	936,500 /	936,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BITTA DAVID DELLA &	
Owner 2:	SWEENEY CAITLIN	
Owner 3:		
Street 1:	28 GRAND VIEW ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	CASTIGLIONI DAVID L--ETAL -
Owner 2:	CASTIGLIONI JANE M -
Street 1:	28 GRANDVIEW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,412 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1934, having primarily Wood Shingle Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9412.000	374,600		561,900	936,500
Total Card	0.216	374,600		561,900	936,500
Total Parcel	0.216	374,600		561,900	936,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 526.72 | /Parcel: 526.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 99645

GIS Ref

GIS Ref

Insp Date 05/03/18

PREVIOUS ASSESSMENT

Parcel ID 150.0-0007-0005.0

!11803!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,900	0	9,412.	561,900	907,800	907,800	Year End Roll	12/18/2019
2019	101	FV	263,000	0	9,412.	526,800	789,800	789,800	Year End Roll	1/3/2019
2018	101	FV	263,000	0	9,412.	435,500	698,500	698,500	Year End Roll	12/20/2017
2017	101	FV	263,000	0	9,412.	400,300	663,300	663,300	Year End Roll	1/3/2017
2016	101	FV	263,000	0	9,412.	365,200	628,200	628,200	Year End	1/4/2016
2015	101	FV	252,700	0	9,412.	358,200	610,900	610,900	Year End Roll	12/11/2014
2014	101	FV	252,700	0	9,412.	332,900	585,600	585,600	Year End Roll	12/16/2013
2013	101	FV	252,700	0	9,412.	316,800	569,500	569,500		12/13/2012

PRINT

Date	Time
12/11/20	01:56:17

LAST REV

Date	Time
10/06/20	12:08:52
danam	

PAT ACCT. 11803

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASTIGLIONI DAV	1423-23		9/10/2012		605,000	No	No		
	1062-52		9/1/1989		305,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	820	Wood Dec	76,500	O				
7/25/2005	656	Re-Roof	2,000			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2020	Permit Visit	DGM	D Mann
5/3/2018	Meas/Inspect	BS	Barbara S
11/14/2008	Meas/Inspect	189	PATRIOT
11/3/2000	Hearing N/C	163	PATRIOT
12/15/1999	Inspected	256	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	268	PATRIOT
5/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	99645
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9412		Sq. Ft.	Site		0	80.	0.75	9									561,889						561,900	

Total AC/HA: 0.21607 | Total SF/SM: 9412 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 561,889 | Spl Credit | Total: 561,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24055123
Const Adj.:	0.99091053
Adj $ / SQ:	165.952
Other Features:	95000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	508941
Depreciation:	134360
Depreciated Total:	374581

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

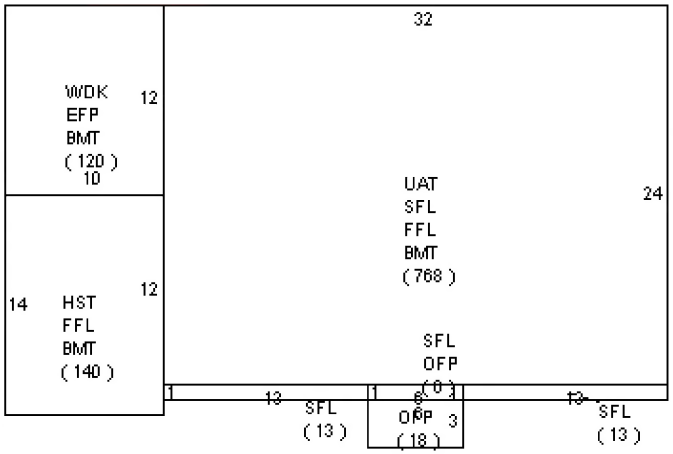
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.55
Special Features:	0	Val/Su Net:	114.84
Final Total:	374600	Val/Su SzAd	210.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,028	49.790	51,180
FFL	First Floor	908	165.950	150,685
SFL	Second Floor	800	165.950	132,762
UAT	Upper Attic	192	66.380	12,745
EFP	Enclos Porch	120	49.460	5,935
WDK	Deck	120	14.200	1,704
HST	Half Story	70	165.950	11,617
OFP	Open Porch	24	43.600	1,046
	Net Sketched Area:	3,262	Total:	367,674
Size Ad	1778	Gross Are	3908	FinArea 1778

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc